HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Highlights

- The apartment vacancy rate across the Edmonton Census Metropolitan Area (CMA) decreased to 1.7 per cent in October 2012 from 3.3 per cent in October 2011.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Edmonton CMA was $1,071 this October.
- In rental structures common to both the October 2011 and 2012 surveys, the average rent for a two-bedroom apartment increased by 3.8 per cent year-over-year.
- The average vacancy rate in row (townhouse) rental units decreased to 1.7 per cent this fall from three per cent in October 2011.

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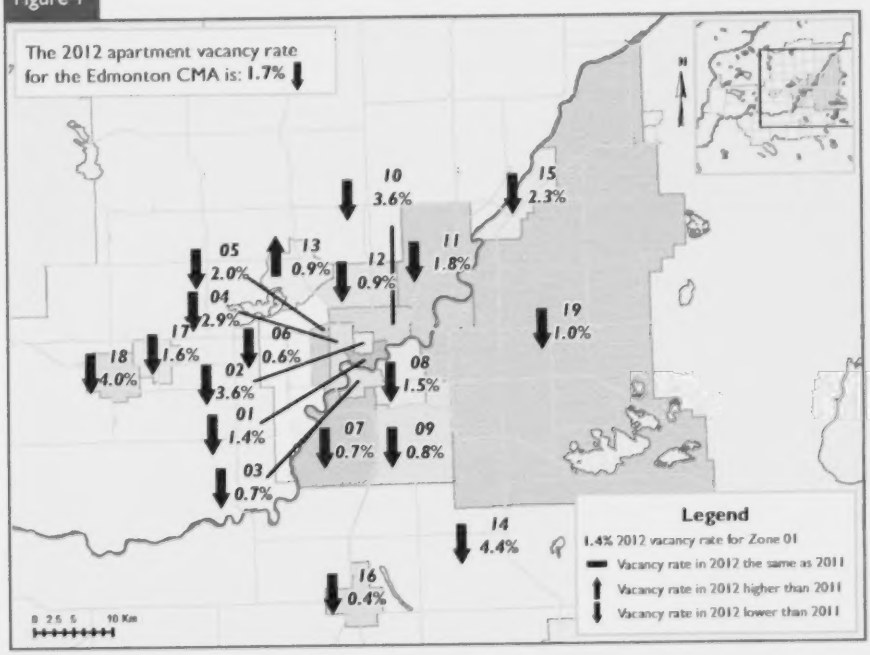

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Apartment Vacancy Rates (%) by Major Centres	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

Edmonton Rental Market Survey

Apartment Vacancies Continued Downward

The apartment vacancy rate[1] across the Edmonton Census Metropolitan Area (CMA) decreased to 1.7 per cent in October 2012 from 3.3 per cent in October 2011. This is the third consecutive year where the apartment vacancy rate in Edmonton declined. Strong net migration into Alberta and high employment numbers in the Capital region contributed to the reduction in vacant rental apartments, as did a modest reduction in the supply of rental units.

With apartment vacancies trending downward across the Edmonton CMA, average rents moved upward. In October 2012, an average two-bedroom apartment rented for $1,071. On a same-sample basis[2], the average rent for a two-bedroom apartment increased by 3.8 per cent from October 2011 to October 2012. In last year's survey, the year-over-year per cent change in same-sample rents compared to 2010 was 0.9 per cent.

Survey Results

CMHC's October 2012 Rental Market Survey (RMS) of privately-owned rental structures in Greater Edmonton found a vacancy rate of 1.7 per cent within a total universe of 57,588 rental apartments.

This compares with a vacancy rate of 3.3 per cent within 57,941 apartment units in the October 2011 survey. The universe of purpose-built rental apartments decreased by 353 units between the two October surveys, representing a decline of 0.6 per cent.

Figure 2

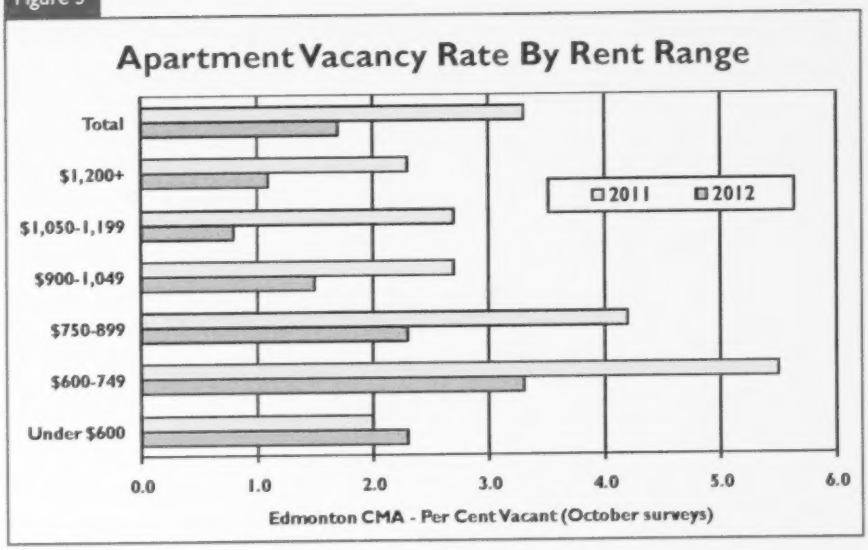
Source: CMHC

1 Based on privately-initiated rental apartment structures of three or more units.

2 When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2011 and 2012 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

The change in the number of units in the universe was impacted by new unit completions and structures that were added or removed due to renovations, demolitions, fire damage, or condominium conversions. For example, there were 232 rental apartments permanently removed from the CMHC universe between October 2011 and 2012 due to condominium conversion. Other buildings removed from the survey were either vacant and for sale, demolished, boarded up, or converted to other uses. During the period October 2011 to September 2012, there were 1,029 rental units completed throughout the Edmonton CMA.

Figure 3



Source: CMHC

Table 1.1.1 shows vacancy rates by survey zone and unit type. In October 2012, three-bedroom suites reported the lowest vacancy rate at 1.1 per cent, followed by 1.4 per cent vacancy rate in both two-bedroom and bachelor units. One-bedroom units had the highest vacancy rate of two per cent. While three-bedroom units reported the lowest vacancy rate, they also experienced the strongest reduction in vacancy. From October 2011 to October 2012, three-bedroom vacancies declined by 2.3 percentage points.

The two areas with the lowest vacancy rates this fall were Leduc and West Jasper Place, at 0.4 per cent and 0.6 per cent, respectively. Other markets with relatively low vacancies included the University and Southwest, both at 0.7 per cent. The Castledowns and St. Albert zones were also showing a low vacancy rate of 0.9 per cent. The highest vacancy rate was found in Zone 14 at 4.4 per cent in October 2012. Stony Plain also had a relatively high vacancy rate of four per cent. The largest reduction in vacancies occurred in Fort Saskatchewan, down 8.4 percentage points from October 2011 due to the commencement of a major refinery project in the vicinity.

A breakdown of apartment vacancy rates by rent range is provided in Table 1.4 and illustrated in Figure 3. Vacancies in October 2012 were highest for units renting between $600 and $749 per month at 3.3 per cent. Units renting for less than $600 displayed vacancy rates of 2.3 per cent in October 2012 compared to 2.0 per cent a year prior. Units priced over $1,200 per month reported a vacancy rate of 1.1 per cent this year compared to a rate of 2.2 per cent in 2011.

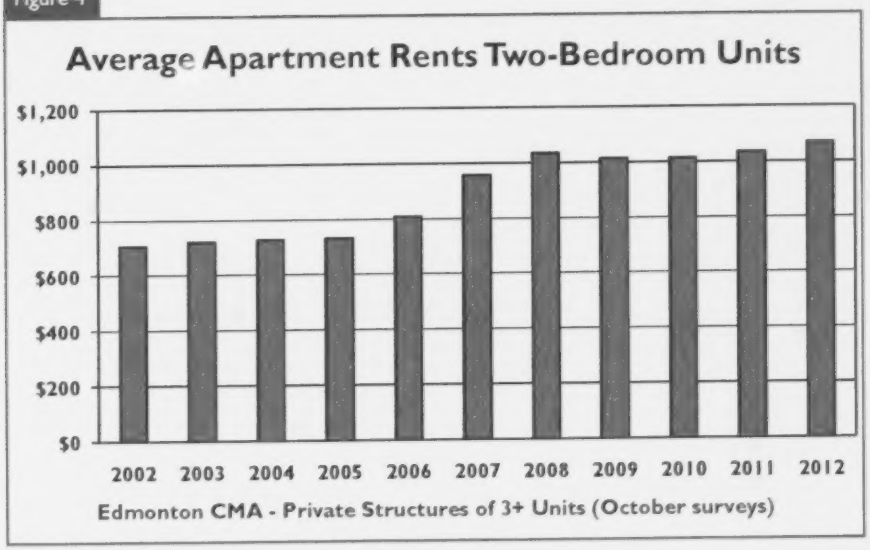
Comparing vacancy rates by size of structure, larger buildings generally had fewer vacancies than smaller structures. Structures with 100+ units reported an average vacancy rate this fall of 0.7 per cent. This was the lowest vacancy rate compared to other structure sizes. Structures with three to five units had the highest vacancy rate of 4.1 per cent. Buildings with six-to-nineteen units displayed vacancy rates of 2.3 per cent in October 2012.

Availability Rates Trending Lower

The availability rate[3] for apartments in Greater Edmonton decreased to 2.3 per cent in October 2012 from 4.3 per cent in October 2011. The availability rate was highest in Stony Plain at 4.7 per cent. The lowest availability rate, at one per cent, was located in the South West. All zones recorded a lower availability rate than the previous year. The largest reduction in availability rate was in Fort Saskatchewan and Strathcona County, declining 8.5 and 5.6 percentage points, respectively, from October 2011.

[3] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

Figure 4



Source: CMHC

Apartment Rents Increase

With vacancy rates declining across the Edmonton CMA, rent levels continued to move upward. The average monthly rent for all apartment units was $965 in October 2012. On a same-sample basis, rents in existing units increased by 3.7 per cent between October 2011 and October 2012. This compares with one per cent increase for all units in the previous October survey.

A two-bedroom apartment rented for an average of $1,071 in October 2012. Within units common to both surveys, two-bedroom rents increased by 3.8 per cent in the past year. In the previous survey, the change in two-bedroom rents was 0.9 per cent. The average one-bedroom apartment rent was $882 in October 2012. On a same-sample basis, one-bedroom rents this year increased by 3.7 per cent compared with a 0.8 per cent rise in one-bedroom rents in existing units between October 2010 and October 2011.

Table 1.1.2 shows average apartment rents by bedroom type and survey zone. Similar to last year's survey, the district showing the highest overall average rent was Strathcona County at $1,103 per month. The lowest rent levels in our survey were recorded in North Central and Hudson Bay Reserve, at $819 and $827, respectively.

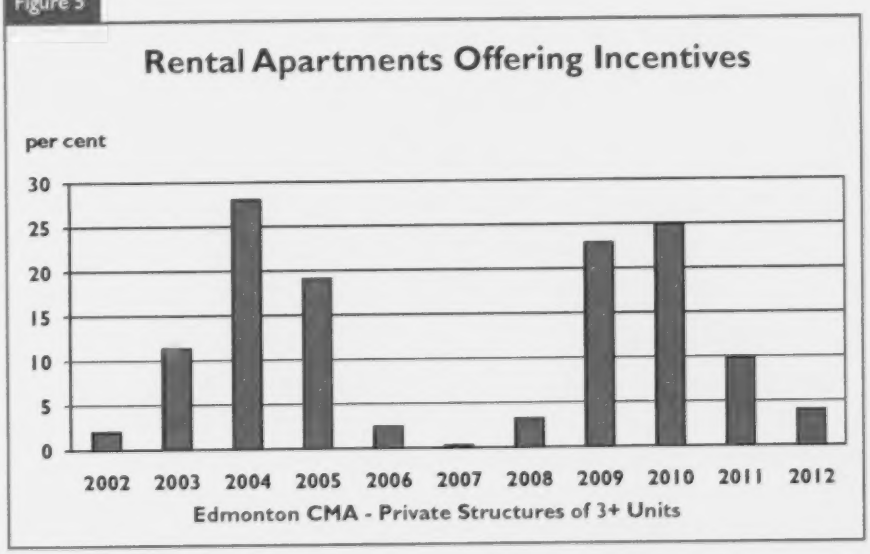
Fewer Incentives Available

With vacancy rates moving lower across the Edmonton region, fewer landlords were offering incentives to lure new tenants and reduce turnovers. Typical incentives range from a month's free rent or two-year leases (with locked in rents) to extra appliances, free cable TV, parking or high-speed internet. The proportion of rental apartment structures offering incentives decreased from 10 per cent last October to 3.8 per cent this October. This represents the lowest level since October 2008, when slightly more than three per cent of structures surveyed offered incentives. With vacancies expected to remain on a downward trend in 2013, the proportion of landlords offering incentives will also decrease.

Row Vacancy Rates Decreased

CMHC's October 2012 survey of privately-owned rental townhouse structures in Greater Edmonton found a vacancy rate of 1.7 per cent

Figure 5



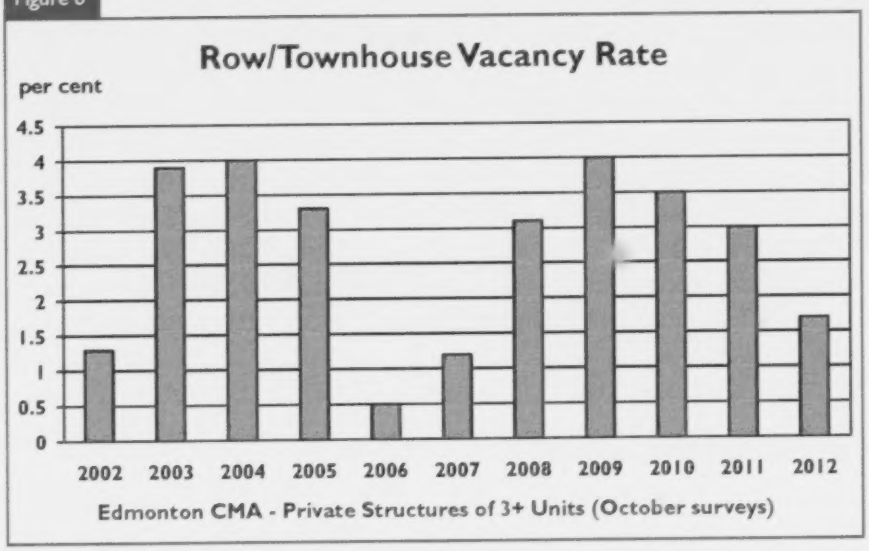
Source: CMHC

within a total universe of 7,922 rental row units. This compares with a vacancy rate of three per cent within 7,932 row units a year prior. The universe of purpose-built rental townhouses remained stable between the two October surveys.

At 5.6 per cent, the highest row vacancies across the Edmonton CMA were found in Zone 14.

Row vacancies in Jasper Place were also relatively high at 5.2 per cent. The availability rate within the Edmonton CMA's rental townhouse units decreased to 2.1 per cent in October 2012 compared to four per cent one year earlier.

Figure 6



Source: CMHC

Row Rents Increased

The average rent for all row units was $1,167 per month in October 2012. The majority of townhouses in the region contain two-or-more bedrooms. Two-bedroom units rented for $1,103 this year. Units with three-or-more bedrooms rented for $ 1,210 this fall.

On a same-sample basis, townhouse rents rose year-over-year by 2.6 per cent. This compares to a 1.1 per cent gain in same-sample rents from October 2010 to October 2011. The highest townhouse rents, at $1,302 per month, were found in West Jasper Place. The lowest row unit rents in October 2012 were found in Zone 14 at $867 per month.

Rental Market Outlook

Apartment vacancy rates across the Edmonton CMA are expected to move up in 2013 as a result of additional supply being added to the universe. Demand from migrants, however, will remain strong despite moderation from the 2012 level. Driven by positive economic growth and strong appetite for labour, migrants will continue to move to this area for jobs, contributing to demand for rental apartments.

On the supply side, expect additions to the universe via new construction. At the time of the October 2012 survey, there were 1,751 rental units under construction within the Edmonton CMA. Many of these have been started in the latter months of 2012, thus many of them will not reach completion and become available for rent until early 2014. Nonetheless, some rental apartments that were started in late 2011 and early 2012 will reach completion and become available for rent by October 2013, offering additional supply for renters.

With apartment vacancy rates remaining low, rents will continue to rise in 2013. As a result, apartment managers will also reduce the number of incentives for prospective tenants. A typical two-bedroom unit is expected to rent for close to $1,105 by the fall of 2013.

Secondary Rental Market Survey

CMHC's Secondary Rental Market Survey[4] collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units

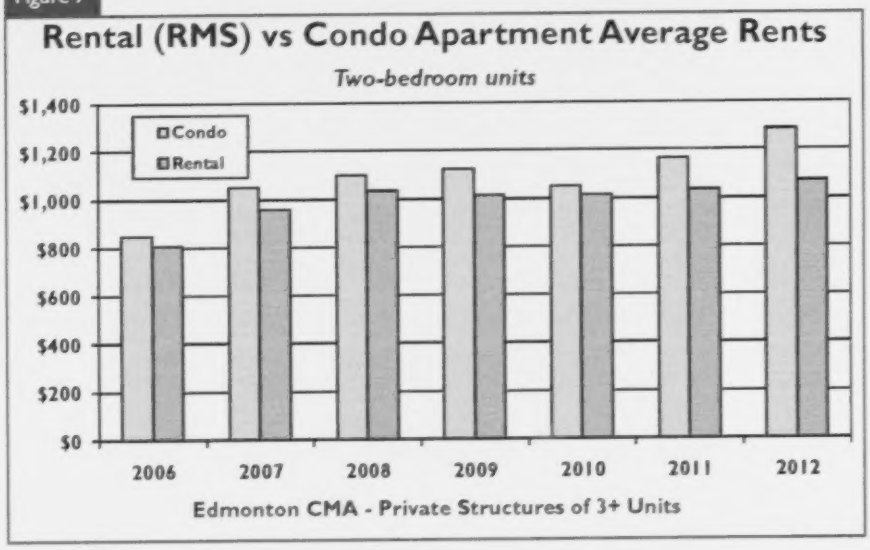
[4] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

Secondary Rental Market Survey: Condominium Apartments

CMHC's survey found a total condominium universe of 40,597 units this October compared with 41,183 units last fall. The number of condominium apartments identified as rental totalled 12,921 units, a 10 per cent increase from the 11,733 rental condominiums reported in October of last year. The proportion of condominium units indentified as rental rather than owner-occupied increased to 32 per cent of the total condominium universe, compared to 28 per cent in 2011. The vacancy rate in rental condominium apartments across the Edmonton CMA was 2.5 per cent in October 2012 compared to a vacancy rate of 3.7 per cent in October 2011.

The average monthly rent for a typical two-bedroom condominium apartment unit in Edmonton in October 2012 was $1,286 compared to $1,164 in the October 2011 survey. The change in condominium rents can be attributed to increasing demand for rental condominiums as well as for the purpose-built rental stock. A comparison of monthly rents between rental condominiums and rental apartments in the October survey shows that, as was found in previous surveys, rents in condominium apartments are typically higher than in purpose-built rental units. In general, condominium units would be expected to rent for more than a similar sized rental unit because new condominiums are designed and marketed as a premium product with additional features such as in-suite washer and dryers, walk-in closets and en-suite bathrooms, as well as underground parking.

Figure 7



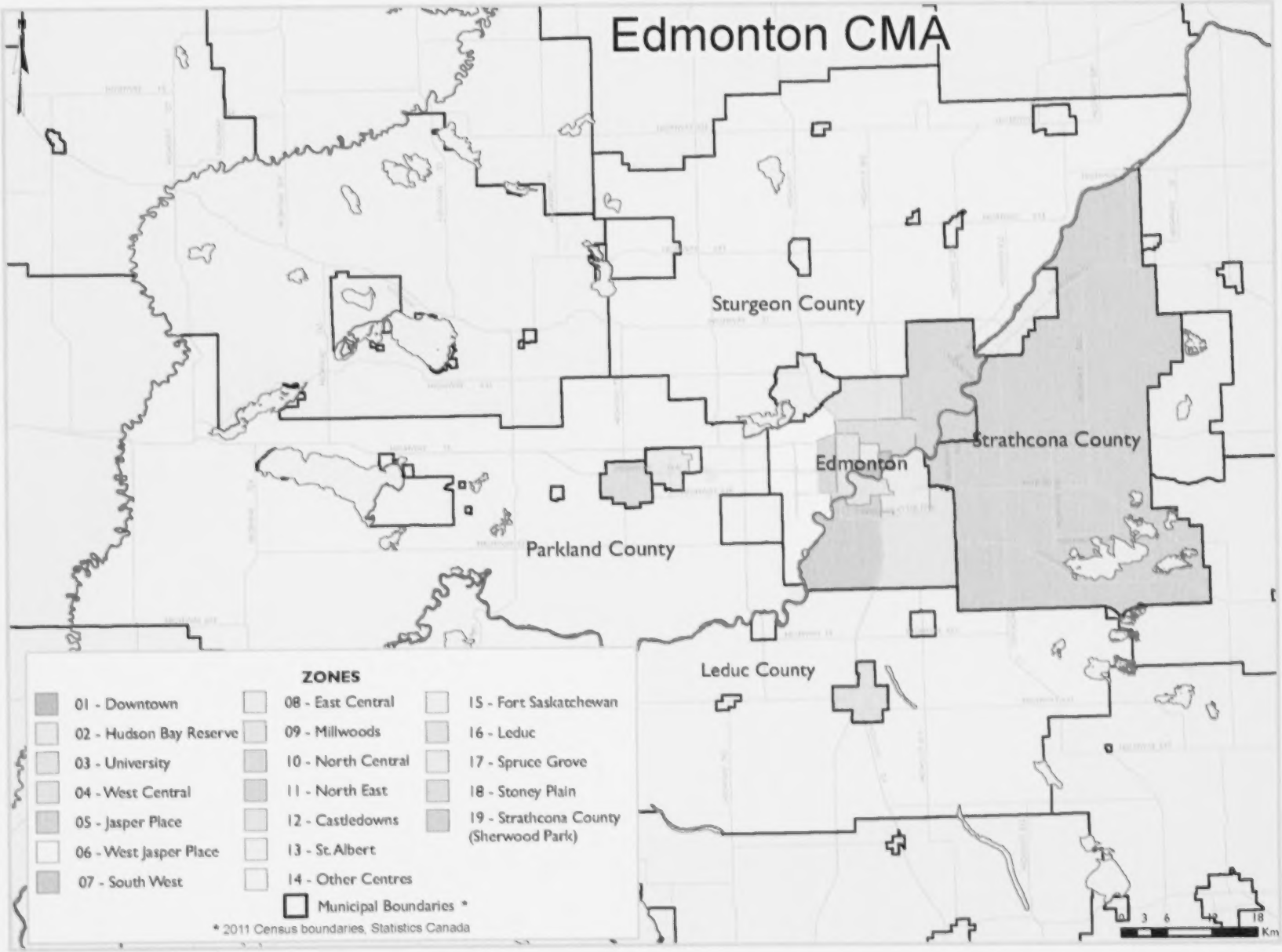
Source: CMHC

Secondary Rental Market Survey: Other Dwelling Types

The number of households renting in Edmonton's other secondary market in October 2012 was estimated at 48,873, compared to an estimated 47,756 in October 2011. The average rent in the other secondary market this year was $1,193 compared to $1,166 in October 2011.

The 2012 secondary survey of other dwelling types reported 17,268 households renting single-detached units and paying an average rent of $1,401 per month. This compares with an average single-detached rent of $1,264 in October 2011. The October 2012 survey found 21,759 households renting either a semi-detached, row or duplex unit. These households paid an average rent of $1,140. The 2012 survey reported an average rent for other unit types (primarily accessory suites) of $972 per month.

Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose-built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.


Edmonton CMA
Sturgeon County
Strathcona County
Edmonton
Parkland County
Leduc County
ZONES
01 - Downtown
02 - Hudson Bay Reserve
03 - University
04 - West Central
05 - Jasper Place
06 - West Jasper Place
07 - South West
08 - East Central
09 - Millwoods
10 - North Central
11 - North East
12 - Castledowns
13 - St. Albert
14 - Other Centres
15 - Fort Saskatchewan
16 - Leduc
17 - Spruce Grove
18 - Stoney Plain
19 - Strathcona County (Sherwood Park)
Municipal Boundaries *
* 2011 Census boundaries, Statistics Canada
0 3 6 12 18
Km

RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	**Downtown** - Census tracts: 0030.00, 0031.00, 0032.01-0032.02, 0033.00, 0034.00, 0044.00, 0045.00
Zone 2	**Hudson Bay Reserve** - Census tracts: 0046.00, 0047.00, 0054.00
Zone 3	**University** - Census tracts: 0010.00, 0011.00, 0013.00, 0014.00, 0021.00, 0022.00, 0023.00
Zone 4	**West Central** - Census tracts: 0009.00, 0024.01-0024.02, 0029.00, 0048.00, 0049.00, 0052.01-0052.02, 0053.00, 0063.00, 0064.01-0064.02
Zones 1-4	**Edmonton Core**
Zone 5	**Jasper Place** - Census tracts: 0007.01, 0008.01-0008.02, 0025.00, 0026.01-0026.02, 0027.00, 0028.00, 0050.00, 0051.01, 0051.02
Zone 6	**West Jasper Place** - Census tracts: 0006.01, 0006.03-0006.06, 0006.08-0006.09, 0006.11, 0006.13-0006.18, 0007.02, 0079.01-0079.02
Zones 5-6	**West**
Zone 7	**South West** - Census tracts: 0001.02, 0001.03-0001.07, 0002.01-0002.05, 0003.00, 0004.01-0004.02, 0005.01-0005.02, 0005.04-0005.05, 0005.07-0005.08, 0012.01-0012.02, 0104.08-104.09
Zone 8	**East Central** - Census tracts: 0015.01-0015.02, 0016.01-0016.02, 0017.00, 0018.00, 0019.01-0019.02, 0020.00, 0035.00, 0036.00, 0037.00, 0038.00, 0039.00, 0040.00, 0041.00
Zone 9	**Millwoods** - Census tracts: 0001.01, 0090.01-0090.09, 0090.11-0090.13, 0090.15-0090.22, 0104.10-0104.11
Zone 7-9	**South**
Zone 10	**North Central** - Census tracts: 0043.00, 0055.00, 0056.00, 0057.00, 0059.00, 0060.01-0060.02, 0061.00, 0062.00, 0065.01-0065.03, 0066.01-0066.02, 0067.01-0067.02, 0068.01-0068.02, 0069.00, 0070.00, 0071.00, 0072.00, 0073.00, 0074.00
Zone 11	**North East** - Census tracts: 0042.01-0042.02, 0058.00, 0075.01-0075.10, 0140.05-0140.06
Zone 12	**Castledowns** - Census tracts: 0076.01-0076.02, 0077.01-0077.02, 0078.01-0078.03, 0078.05-0078.09, 0078.11-0078.13, 0121.05
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - Census tracts: 0120.01-0120.03, 0120.05-0120.06, 0121.02-0121.04, 0121.06, 0140.03
Zone 14	**Other Outlying Areas** - Census tracts: 0140.04, 0141.00, 0142.01-0142.04, 0150.00, 0151.00, 0155.00, 0156.00, 0157.00, 0160.01-0160.02, 0164.00, 0165.01-0165.02, 0166.00, 0200.00
Zone 15	**Fort Saskatchewan** - Census tracts: 0110.01, 0110.02, 0111.00
Zone 16	**Leduc** - Census tracts: 0152.00, 0153.00, 0154.00
Zone 17	**Spruce Grove** - Census tracts: 0161.00, 0162.01, 0162.02
Zone 18	**Stony Plain** - Census tracts: 0163.03, 0163.04
Zone 19	**Strathcona County (Sherwood Park)** - Census tracts: 0100.00, 0101.01, 0101.02, 0102.00, 0103.00, 0104.02, 0104.05, 0104.12, 0104.13, 0104.14, 0105.01, 0105.03, 0105.04, 0106.00
Zone 14-19	**All Outlying Areas**
Zones 1-19	**Edmonton CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	**Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	**Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	**Other Metro** includes RMS Zone 13 (St. Albert); and Zone 14 (Other Centres).
Sub Areas 1-3	**Edmonton CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	2.3	1.0	3.5	1.4	2.8	1.6	5.6	0.6	3.2	1.4
Hudson Bay Reserve (Zone 2)	5.7	3.5	5.8	4.3	4.5	2.3	0.0	3.4	5.3	3.6
University (Zone 3)	0.7	0.2	1.4	0.8	1.4	0.5	0.0	1.5	1.3	0.7
West Central (Zone 4)	5.6	4.9	4.5	3.6	4.1	1.6	2.6	4.3	4.5	2.9
Edmonton Core (Zones 1-4)	2.7	1.3	3.5	2.0	3.0	1.5	2.9	1.7	3.2	1.8
Jasper Place (Zone 5)	9.6	3.9	4.4	1.8	3.4	2.1	7.5	1.7	4.5	2.0
West Jasper Place (Zone 6)	2.5	3.0	2.3	0.6	3.2	0.5	2.7	0.3	2.8	0.6
West (Zones 5-6)	6.6	3.4	3.6	1.4	3.3	1.3	5.0	1.0	3.7	1.4
South West (Zone 7)	0.9	0.0	1.0	0.6	1.2	0.8	1.4	0.7	1.2	0.7
East Central (Zone 8)	1.3	1.0	1.4	1.2	3.0	1.8	1.4	1.3	2.1	1.5
Millwoods (Zone 9)	0.0	0.0	1.3	0.5	1.2	0.9	2.0	1.8	1.3	0.8
South (Zones 7-9)	1.0	0.3	1.1	0.7	1.5	1.0	1.5	1.0	1.4	0.9
North Central (Zone 10)	1.7	1.4	8.4	4.6	5.5	2.8	**	3.4	6.5	3.6
North East (Zone 11)	2.0	0.0	3.9	2.0	5.8	1.9	3.0	0.7	4.8	1.8
Castledowns (Zone 12)	0.0	0.0	2.8	1.4	2.6	0.8	2.8	0.0	2.6	0.9
North (Zones 10-12)	1.6	1.2	6.1	3.3	4.8	1.9	3.6	1.0	5.0	2.4
Edmonton City (Zones 1-12)	2.6	1.4	3.5	1.9	3.0	1.4	3.3	1.1	3.3	1.7
St. Albert (Zone 13)	n/u	n/u	0.0	3.0	0.3	0.3	1.5	0.0	0.5	0.9
Other Outlying Areas (Zone 14)	0.0	0.0	6.1	5.5	5.6	3.2	6.7	13.3	5.7	4.4
Fort Saskatchewan (Zone 15)	5.7	2.9	7.4	2.2	12.1	2.3	n/u	n/u	10.7	2.3
Leduc (Zone 16)	0.0	0.0	1.6	0.0	1.2	0.6	0.0	0.0	1.2	0.4
Spruce Grove (Zone 17)	**	**	2.9	2.3	1.9	1.3	11.5	0.0	2.7	1.6
Stony Plain (Zone 18)	**	**	**	4.8	7.2	4.1	**	2.1	8.0	4.0
Strathcona County (Zone 19)	**	**	2.3	1.0	5.3	1.2	9.1	0.0	4.7	1.0
All Outlying Areas (Zones 14-19)	4.6	1.5	4.3	2.4	5.1	1.8	7.2	1.9	4.9	2.0
Edmonton CMA	**2.7**	**1.4**	**3.5**	**2.0**	**3.2**	**1.4**	**3.4**	**1.1**	**3.3**	**1.7**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	739	768	909	929	1,159	1,190	1,316	1,382	963	985
Hudson Bay Reserve (Zone 2)	628	636	756	773	904	975	1,001	1,041	794	827
University (Zone 3)	799	824	910	940	1,178	1,216	1,276	1,179	972	1,003
West Central (Zone 4)	658	644	806	810	956	971	1,092	1,195	847	868
Edmonton Core (Zones 1-4)	**734**	**759**	**871**	**890**	**1,090**	**1,122**	**1,230**	**1,253**	**923**	**948**
Jasper Place (Zone 5)	652	678	783	818	943	981	1,160	1,185	869	903
West Jasper Place (Zone 6)	772	781	918	973	1,070	1,144	1,260	1,308	1,024	1,079
West (Zones 5-6)	**702**	**730**	**834**	**877**	**1,010**	**1,065**	**1,213**	**1,248**	**940**	**984**
South West (Zone 7)	770	831	926	962	1,068	1,112	1,256	1,263	1,017	1,057
East Central (Zone 8)	707	729	810	828	971	986	1,240	1,186	895	906
Millwoods (Zone 9)	693	705	866	876	1,064	1,091	1,271	1,285	1,005	1,030
South (Zones 7-9)	**744**	**793**	**891**	**919**	**1,051**	**1,087**	**1,257**	**1,262**	**992**	**1,024**
North Central (Zone 10)	617	640	743	781	874	903	1,054	1,078	779	819
North East (Zone 11)	648	649	838	871	1,000	1,026	1,111	1,161	946	976
Castledowns (Zone 12)	711	656	851	859	968	981	1,175	1,197	948	953
North (Zones 10-12)	**625**	**643**	**792**	**822**	**953**	**974**	**1,121**	**1,152**	**877**	**903**
Edmonton City (Zones 1-12)	**713**	**743**	**853**	**882**	**1,036**	**1,071**	**1,199**	**1,223**	**931**	**961**
St. Albert (Zone 13)	n/u	n/u	871	941	1,034	1,087	1,190	1,230	1,035	1,080
Other Outlying Areas (Zone 14)	506	532	756	762	884	906	907	985	826	843
Fort Saskatchewan (Zone 15)	685	723	791	905	974	1,046	n/u	n/u	916	986
Leduc (Zone 16)	684	756	871	909	1,086	1,145	1,174	1,196	1,031	1,084
Spruce Grove (Zone 17)	**	**	869	894	1,022	1,053	1,079	1,134	968	995
Stony Plain (Zone 18)	**	**	761	808	964	1,024	1,001	1,041	933	980
Strathcona County (Zone 19)	**	**	934	946	1,109	1,161	1,170	1,183	1,067	1,103
All Outlying Areas (Zones 14-19)	**684**	**710**	**837**	**877**	**1,017**	**1,070**	**1,074**	**1,116**	**963**	**1,007**
Edmonton CMA	**713**	**742**	**857**	**882**	**1,034**	**1,071**	**1,191**	**1,216**	**934**	**965**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	1,479	1,470	6,714	6,648	3,245	3,061	194	194	11,632	11,373
Hudson Bay Reserve (Zone 2)	326	319	2,530	2,600	1,217	1,371	65	66	4,138	4,356
University (Zone 3)	764	771	3,468	3,395	1,602	1,584	148	146	5,982	5,896
West Central (Zone 4)	299	186	1,609	1,446	1,020	1,005	43	45	2,971	2,682
Edmonton Core (Zones 1-4)	2,868	2,746	14,321	14,089	7,084	7,021	450	451	24,723	24,307
Jasper Place (Zone 5)	162	164	2,033	2,027	1,597	1,568	274	291	4,066	4,050
West Jasper Place (Zone 6)	177	169	1,202	1,202	1,704	1,688	303	302	3,386	3,361
West (Zones 5-6)	339	333	3,235	3,229	3,301	3,256	577	593	7,452	7,411
South West (Zone 7)	217	209	2,695	2,634	3,825	3,796	420	442	7,157	7,081
East Central (Zone 8)	103	104	966	964	986	987	75	75	2,130	2,130
Millwoods (Zone 9)	35	35	698	680	1,179	1,237	104	108	2,016	2,060
South (Zones 7-9)	355	348	4,359	4,278	5,990	6,020	599	625	11,303	11,271
North Central (Zone 10)	482	474	2,274	2,291	1,460	1,436	166	165	4,382	4,366
North East (Zone 11)	51	48	1,302	1,240	1,955	1,798	331	320	3,639	3,406
Castledowns (Zone 12)	47	48	765	776	1,254	1,264	216	216	2,282	2,304
North (Zones 10-12)	580	570	4,341	4,307	4,669	4,498	713	701	10,303	10,076
Edmonton City (Zones 1-12)	4,142	3,997	26,256	25,903	21,044	20,795	2,339	2,370	53,781	53,065
St. Albert (Zone 13)	0	0	163	165	351	369	137	137	651	671
Other Outlying Areas (Zone 14)	10	10	181	181	251	251	15	15	457	457
Fort Saskatchewan (Zone 15)	35	35	135	224	437	568	0	0	607	827
Leduc (Zone 16)	5	5	222	224	604	727	38	38	869	994
Spruce Grove (Zone 17)	9	9	256	256	499	499	26	26	790	790
Stony Plain (Zone 18)	2	2	83	83	268	268	48	48	401	401
Strathcona County (Zone 19)	4	4	98	97	262	260	21	22	385	383
All Outlying Areas (Zones 14-19)	65	65	975	1,065	2,321	2,573	148	149	3,509	3,852
Edmonton CMA	**4,207**	**4,062**	**27,394**	**27,133**	**23,716**	**23,737**	**2,624**	**2,656**	**57,941**	**57,588**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	3.3	1.7	4.2	2.0	3.6	2.0	7.1	0.6	4.0	2.0
Hudson Bay Reserve (Zone 2)	5.7	3.5	6.2	4.5	5.1	3.2	0.0	3.4	5.8	4.1
University (Zone 3)	1.0	0.7	3.0	1.3	3.1	0.9	0.0	2.2	2.8	1.2
West Central (Zone 4)	5.9	5.6	4.9	3.7	4.5	1.7	2.6	4.3	4.8	3.1
Edmonton Core (Zones 1-4)	**3.3**	**1.9**	**4.4**	**2.5**	**3.9**	**1.9**	**3.6**	**1.9**	**4.1**	**2.3**
Jasper Place (Zone 5)	10.2	3.9	5.5	2.9	4.2	2.7	8.9	2.8	5.4	2.9
West Jasper Place (Zone 6)	5.7	3.0	3.5	2.2	5.1	1.9	3.8	1.3	4.5	2.0
West (Zones 5-6)	**8.3**	**3.4**	**4.8**	**2.7**	**4.7**	**2.3**	**6.3**	**2.1**	**5.0**	**2.5**
South West (Zone 7)	2.3	1.0	2.4	0.9	2.9	1.2	3.3	0.9	2.7	1.0
East Central (Zone 8)	2.5	1.0	2.0	2.1	3.5	2.6	5.6	2.7	2.9	2.3
Millwoods (Zone 9)	0.0	0.0	3.3	1.1	2.4	2.4	2.0	2.7	2.6	2.0
South (Zones 7-9)	**2.2**	**0.9**	**2.5**	**1.2**	**2.9**	**1.6**	**3.4**	**1.5**	**2.7**	**1.4**
North Central (Zone 10)	1.9	1.4	8.5	5.1	6.0	3.2	**	3.4	6.7	4.0
North East (Zone 11)	2.0	0.0	4.5	2.3	6.5	2.5	4.5	3.8	5.6	2.5
Castledowns (Zone 12)	0.0	0.0	3.4	1.9	3.2	1.6	4.7	0.9	3.4	1.6
North (Zones 10-12)	**1.8**	**1.2**	**6.4**	**3.8**	**5.5**	**2.5**	**4.9**	**2.8**	**5.6**	**3.0**
Edmonton City (Zones 1-12)	**3.3**	**1.8**	**4.4**	**2.5**	**4.1**	**2.0**	**4.6**	**2.1**	**4.2**	**2.3**
St. Albert (Zone 13)	n/u	n/u	1.2	3.0	2.2	0.5	2.2	0.7	2.0	1.2
Other Outlying Areas (Zone 14)	0.0	0.0	6.6	6.1	6.4	3.2	13.3	13.3	6.6	4.6
Fort Saskatchewan (Zone 15)	5.7	2.9	8.9	2.2	13.7	4.4	n/u	n/u	12.2	3.7
Leduc (Zone 16)	0.0	0.0	2.4	0.4	3.6	3.3	0.0	0.0	3.1	2.5
Spruce Grove (Zone 17)	**	**	3.2	2.3	3.2	1.6	11.5	4.6	3.6	1.9
Stony Plain (Zone 18)	**	**	**	8.4	10.0	4.1	**	2.1	10.0	4.7
Strathcona County (Zone 19)	**	**	4.6	2.1	9.0	2.7	9.1	0.0	7.9	2.3
All Outlying Areas (Zones 14-19)	**4.6**	**1.5**	**5.1**	**3.0**	**7.1**	**3.2**	**7.9**	**2.9**	**6.5**	**3.1**
Edmonton CMA	**3.3**	**1.8**	**4.4**	**2.5**	**4.3**	**2.1**	**4.7**	**2.1**	**4.3**	**2.3**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Downtown (Zone 1)	1.4	3.0	0.7	3.6	1.4	4.4	++	5.9	1.1	3.9
Hudson Bay Reserve (Zone 2)	++	++	0.7	1.7	++	1.7	++	11.8	++	1.7
University (Zone 3)	++	4.7	1.9	3.8	++	4.0	++	**	1.3	4.0
West Central (Zone 4)	1.6	**	-1.5	2.9	++	3.0	1.7	4.7	-0.9	2.9
Edmonton Core (Zones 1-4)	1.1	3.0	0.7	3.2	0.7	3.7	**	**	0.8	3.4
Jasper Place (Zone 5)	1.5	4.7	1.5	4.6	1.7	4.0	++	4.1	1.6	3.9
West Jasper Place (Zone 6)	1.3	3.6	1.2	6.2	1.5	6.5	1.5	4.5	1.3	6.2
West (Zones 5-6)	1.4	4.2	1.4	5.3	1.6	5.2	1.0	4.3	1.5	5.0
South West (Zone 7)	++	4.7	0.9	4.8	1.2	4.2	2.0	3.1	1.3	4.3
East Central (Zone 8)	**	3.7	++	2.9	1.1	2.6	1.2	2.2	0.8	2.7
Millwoods (Zone 9)	++	++	2.1	1.1	1.8	1.4	0.7	2.1	2.0	1.5
South (Zones 7-9)	1.5	4.1	0.9	3.8	1.3	3.4	1.7	2.9	1.4	3.5
North Central (Zone 10)	++	**	++	4.9	++	3.7	++	4.0	++	4.7
North East (Zone 11)	0.5	2.6	++	2.4	0.6	3.7	1.1	4.1	0.8	3.3
Castledowns (Zone 12)	**	++	0.2	2.4	-0.2	2.7	-1.1	2.4	0.3	2.4
North (Zones 10-12)	++	4.6	++	3.4	++	3.5	++	3.5	0.5	3.6
Edmonton City (Zones 1-12)	1.1	3.5	0.8	3.7	0.9	3.8	++	5.8	0.9	3.7
St. Albert (Zone 13)	n/u	n/u	2.6	3.5	2.4	4.6	0.5	3.3	2.3	4.4
Other Outlying Areas (Zone 14)	0.8	5.5	5.5	1.0	4.4	2.5	3.6	6.1	4.4	2.1
Fort Saskatchewan (Zone 15)	++	6.7	0.0	2.6	++	5.3	n/u	n/u	++	4.8
Leduc (Zone 16)	9.2	9.0	1.1	4.7	1.9	3.2	4.5	2.5	2.0	3.1
Spruce Grove (Zone 17)	**	**	3.2	4.5	0.7	4.2	-0.3	2.0	1.0	4.3
Stony Plain (Zone 18)	**	**	**	5.6	++	6.1	++	3.9	++	6.0
Strathcona County (Zone 19)	**	**	1.5	2.1	0.6	3.5	-1.1	1.1	0.3	3.4
All Outlying Areas (Zones 14-19)	2.3	3.7	1.8	3.6	1.3	4.0	1.7	2.8	1.3	3.9
Edmonton CMA	1.1	3.5	0.8	3.7	0.9	3.8	++	5.7	1.0	3.7

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Edmonton CMA										
Pre 1960	**	**	2.9	2.3	3.0	1.6	2.1	2.4	2.9	1.9
1960 - 1974	2.6	1.6	4.0	2.4	3.2	1.9	3.9	1.4	3.6	2.1
1975 - 1989	3.5	0.9	3.1	1.5	3.4	1.1	3.1	0.8	3.3	1.2
1990+	0.5	0.0	1.6	0.5	2.8	1.0	0.0	**	2.3	0.8
Total	2.7	1.4	3.5	2.0	3.2	1.4	3.4	1.1	3.3	1.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Edmonton CMA										
Pre 1960	546	557	754	781	967	987	1,243	1,260	860	881
1960 - 1974	701	722	841	863	1,005	1,035	1,143	1,181	896	923
1975 - 1989	748	783	872	895	1,026	1,060	1,236	1,250	956	985
1990+	889	947	1,026	1,091	1,173	1,247	1,325	1,269	1,122	1,188
Total	713	742	857	882	1,034	1,071	1,191	1,216	934	965

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Edmonton CMA										
3 to 5 Units	**	**	5.6	4.7	4.8	3.8	2.2	4.5	4.9	4.1
6 to 19 Units	2.0	1.6	5.0	2.8	4.0	2.1	2.8	0.3	4.3	2.3
20 to 49 Units	4.1	2.7	4.0	2.4	3.6	1.6	3.9	1.9	3.9	2.0
50 to 99 Units	2.5	0.9	2.1	0.8	3.0	1.0	4.1	0.9	2.7	0.9
100+ Units	2.1	0.2	1.7	0.9	1.4	0.8	2.7	0.0	1.6	0.7
Total	2.7	1.4	3.5	2.0	3.2	1.4	3.4	1.1	3.3	1.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Edmonton CMA										
3 to 5 Units	583	583	651	696	913	907	1,145	1,040	863	827
6 to 19 Units	640	647	766	780	925	950	1,121	1,150	829	851
20 to 49 Units	665	682	813	837	984	1,010	1,179	1,202	896	919
50 to 99 Units	732	758	906	942	1,078	1,121	1,216	1,270	990	1,032
100+ Units	821	873	1,029	1,072	1,224	1,280	1,339	1,360	1,091	1,142
Total	713	742	857	882	1,034	1,071	1,191	1,216	934	965

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	**	**	5.3	2.8	5.0	1.8	2.6	0.9	1.8	1.0
Hudson Bay Reserve (Zone 2)	**	**	4.7	3.3	6.1	4.3	**	**	n/u	**
University (Zone 3)	**	**	1.5	0.7	1.9	1.0	0.4	0.0	0.7	0.5
West Central (Zone 4)	17.9	4.2	4.1	4.7	4.0	2.2	n/u	n/u	**	**
Edmonton Core (Zones 1-4)	**8.1**	**4.6**	**3.6**	**2.5**	**4.5**	**2.5**	**2.2**	**0.7**	**1.8**	**0.8**
Jasper Place (Zone 5)	5.9	5.9	6.2	2.1	4.1	2.3	4.2	1.2	**	**
West Jasper Place (Zone 6)	n/u	n/u	1.6	0.1	5.0	0.7	3.9	0.8	1.1	1.0
West (Zones 5-6)	**5.9**	**5.9**	**4.2**	**1.2**	**4.3**	**2.0**	**4.0**	**0.9**	**0.8**	**0.8**
South West (Zone 7)	**	**	0.3	1.0	0.8	0.8	2.0	0.5	1.2	0.8
East Central (Zone 8)	1.2	0.0	2.8	2.5	2.5	1.2	0.3	0.0	**	**
Millwoods (Zone 9)	n/u	**	2.2	1.0	2.0	1.2	0.3	0.1	**	**
South (Zones 7-9)	**1.1**	**1.0**	**2.2**	**1.8**	**1.2**	**0.9**	**1.3**	**0.3**	**1.0**	**0.8**
North Central (Zone 10)	2.1	8.0	**	3.4	6.7	3.8	**	3.8	n/u	n/u
North East (Zone 11)	**	**	5.9	2.0	4.8	2.7	4.4	1.6	**	**
Castledowns (Zone 12)	n/u	n/u	0.0	**	3.1	1.2	1.3	0.0	n/u	n/u
North (Zones 10-12)	**1.8**	**6.9**	**6.3**	**3.0**	**4.7**	**2.4**	**3.9**	**1.6**	**	**
Edmonton City (Zones 1-12)	**4.4**	**3.9**	**4.3**	**2.3**	**3.7**	**2.0**	**2.7**	**0.8**	**1.7**	**0.8**
St. Albert (Zone 13)	n/u	n/u	1.2	0.0	0.0	1.9	n/u	n/u	**	**
Other Outlying Areas (Zone 14)	5.7	8.6	6.3	1.4	5.1	6.5	n/u	n/u	n/u	n/u
Fort Saskatchewan (Zone 15)	**	**	10.8	4.6	11.4	2.2	**	**	n/u	**
Leduc (Zone 16)	n/u	n/u	2.2	0.6	1.7	0.0	0.3	0.6	n/u	n/u
Spruce Grove (Zone 17)	**	**	3.6	4.5	3.7	1.1	2.2	1.9	**	**
Stony Plain (Zone 18)	n/u	n/u	**	**	8.4	3.9	n/u	n/u	n/u	n/u
Strathcona County (Zone 19)	n/u	n/u	1.7	0.0	4.2	0.8	**	**	n/u	n/u
All Outlying Areas (Zones 14-19)	**7.4**	**5.7**	**5.0**	**2.1**	**6.1**	**2.4**	**2.7**	**1.5**	**	**
Edmonton CMA	**4.9**	**4.1**	**4.3**	**2.3**	**3.9**	**2.0**	**2.7**	**0.9**	**1.6**	**0.7**

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Edmonton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Edmonton CMA										
LT $600	2.7	2.6	1.0	2.1	**	**	n/s	**	2.0	2.3
$600 - $749	4.4	2.5	6.4	3.9	3.0	2.0	**	**	5.6	3.3
$750 - $899	1.3	0.6	4.3	2.6	5.2	2.1	3.5	0.0	4.2	2.3
$900 - $1049	0.9	0.2	1.5	0.8	3.5	2.1	3.8	2.9	2.7	1.5
$1050 - $1199	**	0.0	1.3	0.7	2.9	0.8	4.3	1.0	2.7	0.8
$1200+	**	**	3.9	2.5	1.7	0.9	2.8	0.9	2.2	1.1
Total	2.7	1.4	3.5	2.0	3.2	1.4	3.4	1.1	3.3	1.7

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	4.2	**
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	**	**	**	**	**
University (Zone 3)	n/u	n/u	**	**	**	**	**	**	**	0.0
West Central (Zone 4)	**	**	7.0	0.0	3.2	1.1	3.0	1.5	3.4	1.2
Edmonton Core (Zones 1-4)	**	**	5.3	0.0	2.9	1.2	3.7	1.5	3.4	1.2
Jasper Place (Zone 5)	n/u	n/u	**	**	**	**	**	**	6.9	5.2
West Jasper Place (Zone 6)	n/u	n/u	0.0	0.0	2.8	1.7	3.1	2.1	2.9	1.9
West (Zones 5-6)	n/u	n/u	0.0	0.0	3.7	1.6	3.6	3.0	3.5	2.4
South West (Zone 7)	n/u	n/u	n/u	n/u	0.4	**	0.8	0.4	0.7	0.3
East Central (Zone 8)	**	**	**	**	2.1	1.3	2.1	2.1	2.1	1.5
Millwoods (Zone 9)	n/u	n/u	0.0	7.7	0.5	0.5	0.9	1.7	0.7	1.4
South (Zones 7-9)	**	**	2.6	1.3	1.0	0.6	1.1	1.1	1.1	0.9
North Central (Zone 10)	n/u	n/u	6.7	0.0	4.6	3.6	4.2	3.2	4.4	3.3
North East (Zone 11)	**	**	**	**	3.0	3.2	3.5	1.7	3.3	2.0
Castledowns (Zone 12)	n/u	n/u	n/u	n/u	**	**	0.6	0.8	0.6	0.8
North (Zones 10-12)	**	**	5.9	0.0	3.6	3.2	2.9	1.9	3.1	2.2
Edmonton City (Zones 1-12)	0.0	0.0	3.2	0.5	2.7	1.7	2.5	1.8	2.6	1.7
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	0.0	1.3	0.0	1.2
Other Outlying Areas (Zone 14)	**	**	0.0	12.5	10.3	7.7	0.0	0.0	5.4	5.6
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	11.8	2.9	19.7	2.9	17.3	2.8
Leduc (Zone 16)	n/u	n/u	**	**	1.2	2.4	**	1.1	**	1.7
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	3.3	3.3	8.8	2.9
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	0.0	5.3	5.5	2.6	7.6	1.5	6.7	1.9
Edmonton CMA	**0.0**	**0.0**	**2.9**	**1.0**	**3.0**	**1.8**	**3.0**	**1.7**	**3.0**	**1.7**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	1,148	**
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	**	**	**	**	**
University (Zone 3)	n/u	n/u	**	**	n/s	**	n/s	**	**	**
West Central (Zone 4)	**	**	798	738	1,015	1,010	1,131	1,136	1,049	1,058
Edmonton Core (Zones 1-4)	**	**	805	815	1,027	1,038	1,150	1,168	1,059	1,086
Jasper Place (Zone 5)	n/u	n/u	**	**	**	**	**	**	**	1,117
West Jasper Place (Zone 6)	n/u	n/u	1,160	1,184	1,210	1,255	1,275	1,338	1,247	1,302
West (Zones 5-6)	n/u	n/u	899	1,012	1,194	1,235	1,246	1,307	1,217	1,274
South West (Zone 7)	n/u	n/u	n/u	n/u	1,106	1,144	1,288	1,294	1,244	1,263
East Central (Zone 8)	**	**	**	**	1,146	1,164	1,199	1,244	1,135	1,165
Millwoods (Zone 9)	n/u	n/u	**	**	1,064	1,089	1,159	1,199	1,121	1,156
South (Zones 7-9)	**	**	904	922	1,107	1,135	1,239	1,262	1,184	1,209
North Central (Zone 10)	n/u	n/u	668	688	941	998	1,061	1,094	1,013	1,056
North East (Zone 11)	**	**	**	**	1,047	1,054	1,106	1,134	1,088	1,109
Castledowns (Zone 12)	n/u	n/u	n/u	n/u	**	**	1,255	1,252	1,263	1,258
North (Zones 10-12)	**	**	662	678	1,016	1,044	1,133	1,154	1,100	1,123
Edmonton City (Zones 1-12)	**	**	853	901	1,089	1,116	1,191	1,220	1,148	1,179
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	1,227	1,253	1,215	1,239
Other Outlying Areas (Zone 14)	**	**	700	674	841	859	942	988	844	867
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	**	949	1,022	995	998	978
Leduc (Zone 16)	n/u	n/u	**	**	956	990	1,057	1,208	982	1,097
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	1,148	1,217	1,134	1,194
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	758	736	950	1,010	1,075	1,122	1,028	1,072
Edmonton CMA	**791**	**812**	**844**	**883**	**1,073**	**1,103**	**1,178**	**1,210**	**1,135**	**1,167**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	0	0	9	9	59	1	50	13	118	23
Hudson Bay Reserve (Zone 2)	0	0	0	0	0	58	4	40	4	98
University (Zone 3)	0	0	3	3	6	5	6	7	15	15
West Central (Zone 4)	1	1	43	43	282	282	266	266	592	592
Edmonton Core (Zones 1-4)	1	1	55	55	347	346	326	326	729	728
Jasper Place (Zone 5)	0	0	8	8	45	44	163	160	216	212
West Jasper Place (Zone 6)	0	0	26	26	469	471	708	705	1,203	1,202
West (Zones 5-6)	0	0	34	34	514	515	871	865	1,419	1,414
South West (Zone 7)	0	0	0	0	258	257	830	831	1,088	1,088
East Central (Zone 8)	25	25	65	66	235	235	337	335	662	661
Millwoods (Zone 9)	0	0	13	13	196	198	350	350	559	561
South (Zones 7-9)	25	25	78	79	689	690	1,517	1,516	2,309	2,310
North Central (Zone 10)	0	0	15	15	281	281	527	527	823	823
North East (Zone 11)	8	8	2	2	305	316	860	846	1,175	1,172
Castledowns (Zone 12)	0	0	0	0	30	30	488	489	518	519
North (Zones 10-12)	8	8	17	17	616	627	1,875	1,862	2,516	2,514
Edmonton City (Zones 1-12)	34	34	184	185	2,166	2,178	4,589	4,569	6,973	6,966
St. Albert (Zone 13)	0	0	0	0	8	8	75	75	83	83
Other Outlying Areas (Zone 14)	1	1	10	8	39	39	24	23	74	71
Fort Saskatchewan (Zone 15)	0	0	8	8	68	68	208	208	284	284
Leduc (Zone 16)	0	0	3	3	85	85	92	92	180	180
Spruce Grove (Zone 17)	0	0	0	0	66	66	4	4	70	70
Stony Plain (Zone 18)	0	0	0	0	4	4	30	30	34	34
Strathcona County (Zone 19)	0	0	0	0	48	48	186	186	234	234
All Outlying Areas (Zones 14-19)	1	1	21	19	310	310	544	543	876	873
Edmonton CMA	**35**	**35**	**205**	**204**	**2,484**	**2,496**	**5,208**	**5,187**	**7,932**	**7,922**

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	4.2	**
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	**	**	**	**	**
University (Zone 3)	n/u	n/u	**	**	**	**	**	**	**	0.0
West Central (Zone 4)	**	**	7.0	0.0	3.2	1.4	3.4	1.5	3.5	1.4
Edmonton Core (Zones 1-4)	**	**	5.3	0.0	2.9	1.4	4.0	1.5	3.6	1.4
Jasper Place (Zone 5)	n/u	n/u	**	**	**	**	**	**	6.9	5.2
West Jasper Place (Zone 6)	n/u	n/u	0.0	3.8	5.8	2.3	5.1	4.3	5.2	3.5
West (Zones 5-6)	n/u	n/u	0.0	2.9	6.4	2.1	5.2	4.7	5.5	3.7
South West (Zone 7)	n/u	n/u	n/u	n/u	0.8	**	2.5	0.5	2.1	0.4
East Central (Zone 8)	**	**	**	**	3.4	1.3	2.4	2.1	2.9	1.5
Millwoods (Zone 9)	n/u	n/u	0.0	7.7	2.6	0.5	1.4	1.7	1.8	1.4
South (Zones 7-9)	**	**	3.8	1.3	2.2	0.6	2.2	1.1	2.3	1.0
North Central (Zone 10)	n/u	n/u	6.7	0.0	4.6	3.6	4.4	3.2	4.5	3.3
North East (Zone 11)	**	**	**	**	3.3	3.5	4.4	2.1	4.1	2.5
Castledowns (Zone 12)	n/u	n/u	n/u	n/u	**	**	1.6	1.0	1.5	1.0
North (Zones 10-12)	**	**	5.9	0.0	3.8	3.3	3.7	2.1	3.7	2.4
Edmonton City (Zones 1-12)	0.0	0.0	3.8	1.1	3.7	1.9	3.5	2.2	3.6	2.1
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	1.3	1.3	1.2	1.2
Other Outlying Areas (Zone 14)	**	**	0.0	12.5	10.3	7.7	0.0	0.0	5.4	5.6
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	14.7	2.9	20.7	2.9	18.7	2.8
Leduc (Zone 16)	n/u	n/u	**	**	2.4	2.4	**	1.1	**	1.7
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	3.3	3.3	8.8	2.9
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	0.0	5.3	6.7	2.6	7.9	1.5	7.3	1.9
Edmonton CMA	0.0	0.0	3.4	1.5	4.1	2.0	4.0	2.2	4.0	2.1

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	**	**	**	**	**
University (Zone 3)	n/u	n/u	n/u	**	n/u	n/s	n/u	n/s	n/u	**
West Central (Zone 4)	**	**	++	++	5.3	++	6.0	++	5.3	++
Edmonton Core (Zones 1-4)	**	**	++	++	4.3	1.2	5.0	2.0	4.3	1.5
Jasper Place (Zone 5)	n/u	n/u	n/s	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	n/u	n/u	11.3	1.2	1.0	3.5	1.0	4.5	1.3	4.4
West (Zones 5-6)	n/u	n/u	**	1.0	0.6	3.4	0.9	4.6	1.1	4.4
South West (Zone 7)	n/u	n/u	n/u	n/u	2.3	**	3.4	0.8	3.1	1.0
East Central (Zone 8)	**	**	**	**	**	2.1	**	**	-2.4	2.2
Millwoods (Zone 9)	n/u	n/u	**	**	1.9	2.3	2.1	3.0	2.0	2.9
South (Zones 7-9)	**	**	**	1.3	0.5	2.4	1.4	1.7	1.3	1.8
North Central (Zone 10)	n/u	n/u	**	++	++	5.4	0.8	2.9	++	3.9
North East (Zone 11)	**	**	**	**	++	1.4	0.6	2.0	0.2	2.0
Castledowns (Zone 12)	n/u	n/u	n/u	n/u	**	**	1.2	-0.2	1.2	0.0
North (Zones 10-12)	**	**	++	++	++	3.6	0.8	2.0	0.5	2.5
Edmonton City (Zones 1-12)	**	**	**	++	0.8	2.9	1.4	2.4	1.2	2.5
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	6.3	2.2	6.1	2.2
Other Outlying Areas (Zone 14)	**	**	2.4	-2.5	++	1.8	**	5.5	0.9	2.6
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	**	**	-3.7	-1.8	-2.6	-1.4
Leduc (Zone 16)	n/u	n/u	**	**	2.1	2.2	++	++	3.0	2.6
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	-5.3	3.7	-6.4	3.7
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	3.6	**	++	3.6	-1.1	3.7	++	3.5
Edmonton CMA	**-0.6**	**2.0**	**5.5**	**++**	**0.8**	**3.0**	**1.3**	**2.5**	**1.1**	**2.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	2.3	1.0	3.5	1.4	2.8	1.6	6.1	1.1	3.2	1.4
Hudson Bay Reserve (Zone 2)	5.7	3.5	5.8	4.3	4.5	2.3	0.0	2.0	5.3	3.6
University (Zone 3)	0.7	0.2	1.4	0.8	1.4	0.5	0.0	1.4	1.3	0.7
West Central (Zone 4)	5.6	4.9	4.6	3.5	3.9	1.4	3.0	1.9	4.3	2.6
Edmonton Core (Zones 1-4)	2.7	1.3	3.5	2.0	3.0	1.5	3.2	1.6	3.2	1.8
Jasper Place (Zone 5)	9.6	3.9	4.4	1.8	3.7	2.0	6.8	3.5	4.6	2.2
West Jasper Place (Zone 6)	2.5	3.0	2.2	0.6	3.1	0.7	3.0	1.6	2.8	1.0
West (Zones 5-6)	6.6	3.4	3.6	1.3	3.4	1.3	4.2	2.2	3.7	1.5
South West (Zone 7)	0.9	0.0	1.0	0.6	1.2	0.8	1.0	0.5	1.1	0.6
East Central (Zone 8)	1.0	0.8	1.5	1.1	2.8	1.7	2.0	2.0	2.1	1.5
Millwoods (Zone 9)	0.0	0.0	1.2	0.6	1.1	0.9	1.1	1.7	1.2	1.0
South (Zones 7-9)	0.9	0.3	1.2	0.7	1.5	1.0	1.2	1.0	1.3	0.9
North Central (Zone 10)	1.7	1.4	8.4	4.6	5.3	2.9	4.6	3.3	6.1	3.6
North East (Zone 11)	1.7	0.0	3.9	2.0	5.5	2.1	3.4	1.4	4.5	1.9
Castledowns (Zone 12)	0.0	0.0	2.8	1.4	2.5	0.8	1.4	0.6	2.2	0.9
North (Zones 10-12)	1.6	1.2	6.1	3.3	4.7	2.0	3.1	1.7	4.7	2.3
Edmonton City (Zones 1-12)	2.6	1.4	3.5	1.9	3.0	1.4	2.8	1.6	3.2	1.7
St. Albert (Zone 13)	n/u	n/u	0.0	3.0	0.3	0.3	1.0	0.5	0.4	0.9
Other Outlying Areas (Zone 14)	0.0	0.0	5.8	5.8	6.2	3.8	2.6	5.3	5.6	4.5
Fort Saskatchewan (Zone 15)	5.7	2.9	7.0	2.2	12.1	2.4	19.7	2.9	12.8	2.4
Leduc (Zone 16)	0.0	0.0	1.5	0.0	1.2	0.7	**	0.8	1.3	0.6
Spruce Grove (Zone 17)	**	**	2.9	2.3	1.9	1.2	3.1	0.0	2.4	1.5
Stony Plain (Zone 18)	**	**	**	4.8	7.8	4.0	**	2.6	8.1	3.9
Strathcona County (Zone 19)	**	**	2.3	1.0	4.5	1.3	1.0	0.0	2.9	0.8
All Outlying Areas (Zones 14-19)	4.5	1.5	4.2	2.5	5.1	1.9	7.5	1.6	5.3	2.0
Edmonton CMA	**2.6**	**1.4**	**3.5**	**2.0**	**3.2**	**1.5**	**3.2**	**1.5**	**3.3**	**1.7**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	739	768	909	929	1,158	1,191	1,300	1,382	965	986
Hudson Bay Reserve (Zone 2)	628	636	756	773	904	984	1,018	1,141	795	835
University (Zone 3)	799	824	909	939	1,178	1,216	1,276	1,187	971	1,003
West Central (Zone 4)	657	643	806	809	969	980	1,125	1,144	881	903
Edmonton Core (Zones 1-4)	**734**	**759**	**871**	**890**	**1,087**	**1,118**	**1,193**	**1,215**	**927**	**952**
Jasper Place (Zone 5)	652	678	781	817	945	983	1,144	1,181	878	914
West Jasper Place (Zone 6)	772	781	923	978	1,099	1,168	1,271	1,329	1,082	1,138
West (Zones 5-6)	**702**	**730**	**835**	**879**	**1,034**	**1,088**	**1,233**	**1,284**	**985**	**1,030**
South West (Zone 7)	770	831	926	962	1,071	1,114	1,277	1,284	1,047	1,085
East Central (Zone 8)	728	751	816	835	1,003	1,020	1,206	1,237	951	968
Millwoods (Zone 9)	693	705	866	877	1,064	1,091	1,186	1,220	1,030	1,057
South (Zones 7-9)	**749**	**796**	**891**	**919**	**1,057**	**1,092**	**1,244**	**1,262**	**1,024**	**1,056**
North Central (Zone 10)	617	640	743	781	885	919	1,059	1,090	816	856
North East (Zone 11)	670	673	838	870	1,006	1,031	1,108	1,142	981	1,010
Castledowns (Zone 12)	711	656	851	859	977	990	1,229	1,236	1,006	1,009
North (Zones 10-12)	**628**	**645**	**792**	**821**	**960**	**982**	**1,130**	**1,154**	**921**	**947**
Edmonton City (Zones 1-12)	**714**	**744**	**858**	**882**	**1,041**	**1,075**	**1,193**	**1,221**	**956**	**986**
St. Albert (Zone 13)	n/u	n/u	871	941	1,034	1,086	1,200	1,237	1,051	1,093
Other Outlying Areas (Zone 14)	510	534	753	758	878	899	927	987	828	846
Fort Saskatchewan (Zone 15)	685	723	794	902	968	1,035	1,022	995	943	984
Leduc (Zone 16)	684	756	869	907	1,064	1,128	1,103	1,204	1,023	1,086
Spruce Grove (Zone 17)	**	**	869	894	1,022	1,059	1,167	1,141	987	1,004
Stony Plain (Zone 18)	**	**	761	808	965	1,024	1,060	1,107	949	996
Strathcona County (Zone 19)	**	**	934	946	1,099	1,157	1,105	1,213	1,075	1,140
All Outlying Areas (Zones 14-19)	**681**	**708**	**835**	**875**	**1,010**	**1,064**	**1,075**	**1,120**	**976**	**1,019**
Edmonton CMA	**714**	**743**	**857**	**882**	**1,037**	**1,074**	**1,183**	**1,212**	**958**	**990**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	1,479	1,470	6,723	6,657	3,304	3,062	244	207	11,750	11,396
Hudson Bay Reserve (Zone 2)	326	319	2,530	2,600	1,217	1,429	69	106	4,142	4,454
University (Zone 3)	764	771	3,471	3,398	1,608	1,589	154	153	5,997	5,911
West Central (Zone 4)	300	187	1,652	1,489	1,302	1,287	309	311	3,563	3,274
Edmonton Core (Zones 1-4)	2,869	2,747	14,376	14,144	7,431	7,367	776	777	25,452	25,035
Jasper Place (Zone 5)	162	164	2,041	2,035	1,642	1,612	437	451	4,282	4,262
West Jasper Place (Zone 6)	177	169	1,228	1,228	2,173	2,159	1,011	1,007	4,589	4,563
West (Zones 5-6)	339	333	3,269	3,263	3,815	3,771	1,448	1,458	8,871	8,825
South West (Zone 7)	217	209	2,695	2,634	4,083	4,053	1,250	1,273	8,245	8,169
East Central (Zone 8)	128	129	1,031	1,030	1,221	1,222	412	410	2,792	2,791
Millwoods (Zone 9)	35	35	711	693	1,375	1,435	454	458	2,575	2,621
South (Zones 7-9)	380	373	4,437	4,357	6,679	6,710	2,116	2,141	13,612	13,581
North Central (Zone 10)	482	474	2,289	2,306	1,741	1,717	693	692	5,205	5,189
North East (Zone 11)	59	56	1,304	1,242	2,260	2,114	1,191	1,166	4,814	4,578
Castledowns (Zone 12)	47	48	765	776	1,284	1,294	704	705	2,800	2,823
North (Zones 10-12)	588	578	4,358	4,324	5,285	5,125	2,588	2,563	12,819	12,590
Edmonton City (Zones 1-12)	4,176	4,031	26,440	26,088	23,210	22,973	6,928	6,939	60,754	60,031
St. Albert (Zone 13)	0	0	163	165	359	377	212	212	734	754
Other Outlying Areas (Zone 14)	11	11	191	189	290	290	39	38	531	528
Fort Saskatchewan (Zone 15)	35	35	143	232	505	636	208	208	891	1,111
Leduc (Zone 16)	5	5	225	227	689	812	130	130	1,049	1,174
Spruce Grove (Zone 17)	9	9	256	256	565	565	30	30	860	860
Stony Plain (Zone 18)	2	2	83	83	272	272	78	78	435	435
Strathcona County (Zone 19)	4	4	98	97	310	308	207	208	619	617
All Outlying Areas (Zones 14-19)	66	66	996	1,084	2,631	2,883	692	692	4,385	4,725
Edmonton CMA	**4,242**	**4,097**	**27,599**	**27,337**	**26,200**	**26,233**	**7,832**	**7,843**	**65,873**	**65,510**

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown (Zone 1)	3.3	1.7	4.2	2.0	3.6	2.0	7.3	1.1	4.0	2.0
Hudson Bay Reserve (Zone 2)	5.7	3.5	6.2	4.5	5.1	3.2	0.0	2.0	5.8	4.0
University (Zone 3)	1.0	0.7	3.0	1.3	3.1	0.9	0.0	2.1	2.8	1.2
West Central (Zone 4)	5.9	5.6	5.0	3.6	4.2	1.6	3.3	1.9	4.6	2.7
Edmonton Core (Zones 1-4)	**3.3**	**1.9**	**4.4**	**2.5**	**3.8**	**1.9**	**3.8**	**1.7**	**4.1**	**2.2**
Jasper Place (Zone 5)	10.2	3.9	5.4	2.9	4.4	2.6	7.7	4.2	5.5	3.0
West Jasper Place (Zone 6)	5.7	3.0	3.5	2.3	5.2	2.0	4.7	3.4	4.7	2.4
West (Zones 5-6)	**8.3**	**3.4**	**4.7**	**2.7**	**4.9**	**2.3**	**5.6**	**3.6**	**5.1**	**2.7**
South West (Zone 7)	2.3	1.0	2.4	0.9	2.8	1.1	2.8	0.6	2.6	1.0
East Central (Zone 8)	2.0	0.8	2.2	2.0	3.5	2.3	3.0	2.2	2.9	2.1
Millwoods (Zone 9)	0.0	0.0	3.2	1.2	2.4	2.1	1.6	2.0	2.4	1.9
South (Zones 7-9)	**2.1**	**0.8**	**2.5**	**1.2**	**2.8**	**1.5**	**2.6**	**1.2**	**2.6**	**1.4**
North Central (Zone 10)	1.9	1.4	8.5	5.1	5.8	3.3	4.8	3.3	6.4	3.9
North East (Zone 11)	1.7	0.0	4.5	2.3	6.1	2.6	4.4	2.6	5.2	2.5
Castledowns (Zone 12)	0.0	0.0	3.4	1.9	3.1	1.5	2.7	1.0	3.0	1.5
North (Zones 10-12)	**1.8**	**1.2**	**6.4**	**3.7**	**5.3**	**2.6**	**4.0**	**2.3**	**5.2**	**2.9**
Edmonton City (Zones 1-12)	**3.3**	**1.8**	**4.4**	**2.5**	**4.0**	**2.0**	**3.9**	**2.2**	**4.1**	**2.2**
St. Albert (Zone 13)	n/u	n/u	1.2	3.0	2.2	0.5	1.9	0.9	1.9	1.2
Other Outlying Areas (Zone 14)	0.0	0.0	6.3	6.3	6.9	3.8	5.1	5.3	6.4	4.7
Fort Saskatchewan (Zone 15)	5.7	2.9	8.4	2.2	13.9	4.2	20.7	2.9	14.3	3.5
Leduc (Zone 16)	0.0	0.0	2.4	0.4	3.4	3.2	**	0.8	3.0	2.4
Spruce Grove (Zone 17)	**	**	3.2	2.3	3.2	1.4	3.1	4.1	3.3	1.8
Stony Plain (Zone 18)	**	**	**	8.4	10.5	4.0	**	2.6	10.0	4.6
Strathcona County (Zone 19)	**	**	4.6	2.1	7.6	2.6	1.0	0.0	4.9	1.6
All Outlying Areas (Zones 14-19)	**4.5**	**1.5**	**5.0**	**3.0**	**7.1**	**3.2**	**7.9**	**1.8**	**6.7**	**2.9**
Edmonton CMA	**3.3**	**1.8**	**4.4**	**2.5**	**4.3**	**2.1**	**4.2**	**2.1**	**4.3**	**2.3**

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Downtown (Zone 1)	1.4	3.0	0.7	3.6	1.4	4.4	++	5.8	1.0	3.9
Hudson Bay Reserve (Zone 2)	++	++	0.7	1.7	++	2.0	++	11.0	++	1.9
University (Zone 3)	++	4.7	1.9	3.8	++	4.0	++	**	1.3	4.0
West Central (Zone 4)	1.6	**	-1.4	2.9	0.7	2.3	4.5	2.1	++	2.3
Edmonton Core (Zones 1-4)	1.1	3.0	0.7	3.2	0.9	3.6	++	9.5	0.9	3.3
Jasper Place (Zone 5)	1.5	4.7	1.5	4.6	1.5	3.9	0.6	4.2	1.5	4.0
West Jasper Place (Zone 6)	1.3	3.6	2.3	5.7	1.4	5.8	1.3	4.5	1.3	5.7
West (Zones 5-6)	1.4	4.2	1.8	5.1	1.4	4.9	1.0	4.4	1.4	4.9
South West (Zone 7)	++	4.7	0.9	4.8	1.3	4.0	2.5	2.4	1.6	3.8
East Central (Zone 8)	5.9	3.7	++	2.9	++	2.5	++	2.2	++	2.5
Millwoods (Zone 9)	++	++	2.3	1.0	1.8	1.5	1.5	2.6	2.0	1.8
South (Zones 7-9)	1.4	4.1	0.9	3.8	1.2	3.2	1.6	2.4	1.3	3.2
North Central (Zone 10)	++	**	++	4.8	++	4.2	++	3.3	++	4.5
North East (Zone 11)	0.4	2.1	++	2.4	0.5	3.2	0.9	3.3	0.6	3.0
Castledowns (Zone 12)	**	++	0.2	2.4	-0.2	2.6	-0.4	1.6	0.5	1.9
North (Zones 10-12)	++	4.5	++	3.4	++	3.5	0.3	2.8	0.5	3.3
Edmonton City (Zones 1-12)	1.1	3.5	0.8	3.6	0.9	3.7	0.4	4.7	1.0	3.5
St. Albert (Zone 13)	n/u	n/u	2.6	3.5	2.7	4.4	1.7	3.1	2.8	4.1
Other Outlying Areas (Zone 14)	-0.1	5.0	5.4	0.8	3.9	2.4	**	6.0	4.0	2.2
Fort Saskatchewan (Zone 15)	++	6.7	++	2.4	++	3.7	-3.7	-1.8	-1.1	2.6
Leduc (Zone 16)	9.2	9.0	1.2	4.6	1.9	3.1	4.5	**	2.1	3.1
Spruce Grove (Zone 17)	**	**	3.2	4.5	0.7	4.2	-0.3	2.0	1.0	4.3
Stony Plain (Zone 18)	**	**	**	5.6	++	5.9	-1.0	3.8	++	5.8
Strathcona County (Zone 19)	**	**	1.5	2.1	0.3	5.6	-0.3	8.3	0.2	6.1
All Outlying Areas (Zones 14-19)	2.1	3.7	1.8	3.5	1.1	4.0	++	3.2	0.9	3.8
Edmonton CMA	**1.1**	**3.5**	**0.9**	**3.6**	**0.9**	**3.7**	**0.4**	**4.6**	**1.0**	**3.6**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Edmonton CMA - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Central	3.7	2.9	3.8	2.1
Suburban	2.7	1.8	2.4	1.0
Other Metro	**	2.9	4.2	1.8
Edmonton CMA	**3.7**	**2.5**	**3.3**	**1.7**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Edmonton CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Central	**	739	957	869	1,344	1,067	**	1,197
Suburban	**	767	**	913	1,141	1,074	**	1,239
Other Metro	**	710	**	885	1,374	1,073	**	1,167
Edmonton CMA	**	**742**	**945**	**882**	**1,286**	**1,071**	**	**1,216**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Edmonton CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Central	**	**	928	957	1,195	1,344	**	**	1,073	1,187
Suburban	**	**	961	**	1,172	1,141	**	**	1,129	1,133
Other Metro	**	**	**	**	1,057	1,374	**	**	1,050	1,311
Edmonton CMA	**	**	**950**	**945**	**1,164**	**1,286**	**1,108**	**	**1,084**	**1,186**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Edmonton CMA - October 2012

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Edmonton CMA				
3 to 24 Units	9.3	7.6	4.3	2.5
25 to 49 Units	**	4.5	3.5	1.6
50 to 74 Units	**	1.9	3.0	1.0
75 to 99 Units	**	1.2	2.3	0.8
100+ Units	1.3	1.0	1.6	0.7
Total	3.7	2.5	3.3	1.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Edmonton CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Central	19,878	19,952	6,795	7,040	34.2	35.3	3.7	2.9
Suburban	16,872	16,576	3,915	4,935	23.2	29.8	2.7	1.8
Other Metro	4,433	4,069	**	**	**	**	**	2.9
Edmonton CMA	**41,183**	**40,597**	**11,733**	**12,921**	**28.5**	**31.8**	**3.7**	**2.5**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Edmonton CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Edmonton CMA								
3 to 24 Units	3,313	3,109	**	1,290	**	41.5	9.3	7.6
25 to 49 Units	5,388	5,468	1,514	1,612	28.1	29.5	**	4.5
50 to 74 Units	6,079	6,013	**	1,493	**	24.8	**	1.9
75 to 99 Units	5,164	4,954	**	1,343	**	27.1	**	1.2
100+ Units	21,239	21,053	6,175	7,170	29.1	34.1	1.3	1.0
Total	41,183	40,597	11,733	12,921	28.5	31.8	3.7	2.5

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Edmonton CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Edmonton CMA										
Single Detached	**	**	**	**	930	1,120	1,365	1,463	1,264	1,401
Semi detached, Row and Duplex	**	**	**	**	1,101	1,098	1,105	1,159	1,163	1,140
Other-Primarily Accessory Suites	**	**	**	**	**	996	**	1,138	**	972
Total	**	**	**	**	1,010	1,081	1,235	1,289	1,196	1,193

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Edmonton CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Edmonton CMA		
Single Detached	15,962	17,268
Semi detached, Row and Duplex	25,665	21,759
Other-Primarily Accessory Suites	**	9,846
Total	47,756	48,873

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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